

Scripps Miramar Ranch

Public Facilities Financing Plan and Facilities Benefit Assessment

Fiscal Year 2005



THE CITY OF SAN DIEGO

Planning Department
Facilities Financing

October 2004
Amended March 2005

RESOLUTION NUMBER R- 299740

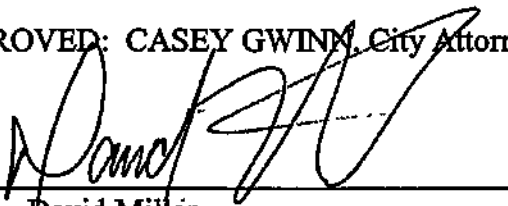
ADOPTED ON OCT 11 2004

RESOLUTION OF THE COUNCIL OF THE CITY OF SAN
DIEGO APPROVING THE SCRIPPS MIRAMAR RANCH
PUBLIC FACILITIES FINANCING PLAN AND FACILITIES
BENEFIT ASSESSMENT.

BE IT RESOLVED, by the Council of the City of San Diego, that it approves the
document titled "Scripps Miramar Ranch Public Facilities Financing Plan and Facilities Benefit
Assessment, Fiscal Year 2005," a copy of which is on file in the office of the City Clerk as
Document No. RR- 299740.

APPROVED: CASEY GWINN, City Attorney

By


David Miller
Deputy City Attorney

DM:nda:dm

09/28/04

Or.Dept: Planning

Aud.Cert: N/A

R-2005-369

Comp: R-2005-370

R-2005-371

R-2005-372

MMS#797

(R-2005-902)

RESOLUTION NUMBER R- 300216

ADOPTED ON MAR 14 2005

A RESOLUTION AUTHORIZING THE CONSTRUCTION OF
ELECTRONIC SPEED LIMIT SIGNS IN SCRIPPS MIRAMAR
RANCH

BE IT RESOLVED, by the Council of the City of San Diego, that the Fiscal Year 2005
Scripps Miramar Ranch Public Facilities Financing Plan is amended by adding Project 34-73.

APPROVED: MICHAEL J. AGUIRRE, City Attorney

By



Susan Y. Cola
Deputy City Attorney

SYC:sc
02/28/05
Aud.Cert.: AC 2500776
Or.Dept:E&CP
R-2005-902

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Mayor

Dick Murphy

City Council

Scott Peters, Council District 1
Michael Zucchet, Council District 2
Toni Atkins, Council District 3
Charles Lewis (In Memoriam), Council District 4
Tony Young, Council District 4

Brian Maienschein, Council District 5
Donna Frye, Council District 6
Jim Madaffer, Council District 7
Ralph Inzunza, Council District 8

City Attorney's Office

Michael J. Aguirre, City Attorney
David Miller, Deputy City Attorney

City of San Diego Planning Department

S. Gail Goldberg, AICP, Planning Director
Keith Greer, Deputy Planning Director
Charlene M. Gabriel, Facilities Financing Manager
John Tracanna, Supervising Project Manager
Angela Abeyta, Project Manager

Dan Monroe, Community Planner
Leon McDonald, Principal Engineering Aide
Arwa Sayed, Administrative Aide II
Rosalia Hernandez, Senior Clerk/Typist

Scripps Ranch Planning Group

Robert Ilko
Gordon Boerner
James Omsberg
Tom Cleary
Craig Jones
Linda Scott
John Gardner
Marvin Miles
Jim Paterniti
Peter Wulff

Gary Pryor
Jennifer Wilson
Tom Cleary
Mike Asaro
Tamara Silverstein
Michael Page
John Lyons
Rick Goldman
Bob Petering

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Introduction

This report represents the seventh revision to the Public Facilities Financing Plan (PFFP) and Facilities Benefit Assessment (FBA) for the Scripps Miramar Ranch Community. The original PFFP and FBA were authorized by Council Resolution No. R-271578 on August 2, 1988. The last update to the PFFP was approved on January 14, 2003, by Council Resolution No. R-297542.

The PROGRESS GUIDE AND GENERAL PLAN for the City of San Diego recommends the division of the City into planning areas which are designated as Urbanized, Planned Urbanizing and Future Urbanizing areas. The Scripps Miramar Ranch community is designated a Planned Urbanizing area.

Council Policy 600-28 requires that in the Planned Urbanizing areas of the City of San Diego, development approval for “New Communities” and “Developing Communities” depends upon adoption of a plan for financing public facilities.

Scope of Report

The Public Facilities Financing Plan is prepared to ensure that all owners of undeveloped property pay their fair share of the funding required to finance the community’s needed public facilities as identified in the Scripps Community Plan. The Public Facilities Financing Plan includes the following:

- Development forecast and analysis
- Capital Improvement Program, which lists public facility needs
- Fee schedule for a Facilities Benefit Assessment.

This report will update the Facilities Benefit Assessment for Scripps Miramar Ranch for Fiscal Year 2005.

In addition to the Fiscal Year 2005 Facilities Benefit Assessment fees (FBAs), this report updates the Development Impact Fees (DIFs) for Scripps Miramar Ranch, as well as provides a listing of other Special Funds available for use in the Scripps community.

The FBA Ordinance requires an annual update of the Public Facilities Financing Plan and Facilities Benefit Assessment to help ensure they remain relevant. The annual update includes a review of the following factors:

- Rate and amount of planned development
- Cost and schedule of all capital projects
- Rate of inflation
- Interest rates
- Community Plan changes

FBA Authority

City Ordinance No. O-15318 was adopted by the City Council on August 25, 1980 and explains the procedure for implementing a Facilities Benefit Assessment (FBA). The FBA provides funding for public facilities projects that serve a designated area, also known as the Area of Benefit. The dollar amount of the assessment is based upon the collective cost of each public facility, and is equitably distributed over the Area of Benefit in the designated community planning area. For more information on an Area of Benefit, see **Area of Benefit and Projected Land Uses** on page 3.

FBA Procedures

- 1) Upon receipt of an application by a landowner, or his designated agent, or on its own motion, The City Council may initiate proceedings for the designation of an Area of Benefit by adopting a resolution stating its intention to do so.
- 2) A Public Facilities Financing Plan is prepared which includes: a Capital Improvement Program with descriptions, costs and schedules of the proposed public facility projects within the Area of Benefit.
- 3) Upon receipt of the Public Facilities Financing Plan, the City Council may declare its intention to designate an Area of Benefit by adopting a Resolution of Intention, which shall include the following: The Public Facilities Financing Plan, the proposed boundaries of the Area of Benefit, an Assessment Roll of the property owners within the Area of Benefit, information concerning the methodology by which the costs are proposed to be apportioned among the parcels within the Area of Benefit and an estimate of the amount of the Facilities Benefit Assessments which will be charged to each parcel.
- 4) After the appropriate noticing of the property owners within the Area of Benefit, the City Council holds a hearing to consider any protests filed against the establishment of the Facilities Benefit Assessment. At the conclusion of the hearing, the Council may adopt a Resolution of Designation ordering designation of the Area of Benefit and the establishment of the amount of the Facilities Benefit Assessment against each parcel within the Area of Benefit.

- 5) After adoption of the Resolution of Designation, a map of the boundaries of the Area of Benefit is filed with the City Clerk, and an assessment lien is levied against each parcel of property within the Area of Benefit. This map and the notice of assessment are also filed with the County Recorder of County of San Diego.
- 6) Once a lien has been assessed on a property, no building permits shall be issued for development of that property until the Facilities Benefit Assessment established by the Resolution of Designation has been paid.
- 7) The amount of the FBA assessment is determined by the type of development and by the fee schedule that is in effect at the time the permit is pulled. Owners/developers are not permitted to pay liens in advance of development. FBA assessments are paid directly to the San Diego City Treasurer and are placed into a separate fund to be used only within the Area of Benefit and solely for those capital improvement projects identified in the Public Facilities Financing Plan for that community.

Area of Benefit and Projected Land Uses

Inventory and Location

When the City Council adopts a Resolution of Intention, a Facilities Benefit Assessment is applied to the residential, non-residential, and various other land use combinations of undeveloped property. The undeveloped land areas that are assessed FBA fees are also known as the Area of Benefit.

The location and extent of the Area of Benefit is determined by referencing the County Assessor parcel maps, current tentative subdivision maps, and from information supplied by affected property owners. This information, along with land use designations and assessment payment history, provides the data for the Inventory of Land Use shown in Table 1 on page 4.

Figure 1, on page 5, shows the proposed boundaries of the Scripps Miramar Ranch Facilities Benefit Assessment Area (Area of Benefit).

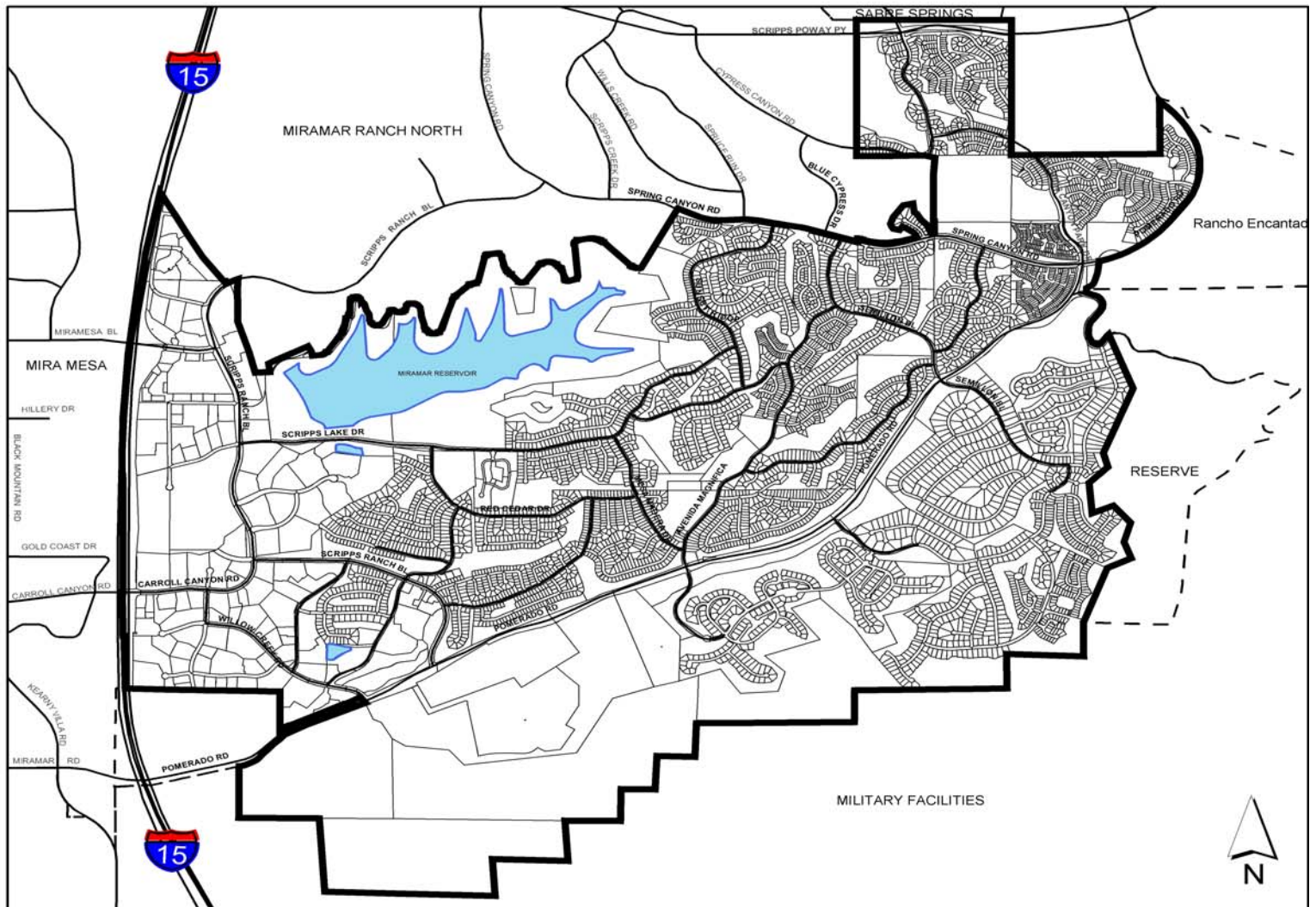
Table 1 Inventory of Land Uses

As of June 30, 2004

Land Use	Actual	To Go	Total
Single-Family Residential Units	4,624	75	4,699
Multi-Family Residential Units	1,344	0	1,344
Commercial Acres	59.71	0	59.71
Industrial Acres	288.60	52.39	340.99
Institutional Acres	27.44	7.01	34.45

FIGURE 1

PROPOSED BOUNDARIES



SCRIPPS MIRAMAR RANCH FACILITIES BENEFIT ASSESSMENT

San Diego, County of San Diego,
and State of California

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Assessments Methodology

Determination of Assessment Rates

The amount of the FBA assessment is determined by using the following information:

- Development schedule (in dwelling units and acres)
- Composite EDU factors for each land use designation
- Schedule of facility expenditures (in FY 2005 dollars) to be financed with monies from the FBA fund
- Annual interest rate of 4% (applied to the fund balance)
- Annual inflation rate of 4% (for determining the future costs of facilities that will be constructed in years beyond FY 2005)
- At the end of each fiscal year (June 30th), unpaid assessments are increased by the inflation factor.

Development Schedule

Scripps Miramar Ranch is almost entirely built-out, with very few remaining parcels to be developed. The development schedule for those remaining parcels is based upon a review of the Community Plan, existing tentative and final maps, and the best estimates of the property owners, developers, and City staff. The projected schedule of development for Scripps Miramar Ranch is presented in Table 2.

Table 2 Development Schedule

As of June 30, 2004

FISCAL YEAR	SFDU	MFDU	CAC	IAC	INSTIT
ACTUAL	4,624	1,344	59.71	288.60	27.44
2005	0	0	0	0	0
2006	0	0	0	0	0
2007	0	0	0	0	0
2008	0	0	0	34.91	7.01
2009	0	0	0	0	0
2010	75	0	0	17.48	0
ACTUAL	4,624	1,344	59.71	288.60	27.44
TO GO	75	0	0	52.39	7.01
TOTAL	4,699	1,344	59.71	340.99	34.45

EDU Ratios

An Equivalent Dwelling Unit or EDU ratio (factor) has been established for the purpose of spreading the cost of public facilities between the different land use classifications. Equivalent Dwelling Unit ratios have been calculated for each category of facility to be constructed under the FBA, because the relationship between land use and the degree of benefit from different public facilities can vary substantially. The single-family dwelling unit (SFDU) is the foundation for all other EDU ratios. Other land use classifications are assigned an EDU ratio per dwelling unit (or acre), proportionate to the respective benefit.

Table 3 provides the EDU ratios or factors used to calculate the Scripps Miramar Ranch FBAs.

Table 3 EDU Ratios

CATEGORY	SFDU	MFDU	CAC	IAC	INSTIT
TRANSPORTATION	1.0	0.7	30.0	18.0	10.0
PARKS	1.0	0.7	----	----	----
FIRE	1.0	0.7	10.0	7.0	7.0
LIBRARY	1.0	0.7	----	----	----

FBA Expenses/Credits

The following are three types of expenses that may be applied against the FBA fund:

- 1) Direct payments for facility costs, including administration of the FBA fund;
- 2) Credits to developers for facilities provided in accordance with Section 61.2213 of the FBA Ordinance; and
- 3) Cash reimbursement to developers for costs in excess of their FBA obligation, pursuant to an approved reimbursement agreement.

Therefore, whether a developer or the City provides a facility, it is treated as an expense to the FBA fund.

An individual developer will pay an assessment to the FBA fund, based upon the number of units, or acres developed in a particular year. Pursuant to the terms of a reimbursement agreement with the City, a developer may be issued credits against an assessment for expenditures related to providing facilities. A reimbursement agreement with the City may also entitle a developer to cash from the FBA fund.

An **assessment rate** is calculated to provide sufficient money to meet the scheduled, direct payments for facilities provided by the fund. The base assessment rate also considers the timing of credits and reimbursements to be paid

to developers for FBA funded facilities. Table 4 presents the FY 2005 Facilities Benefit Assessment rates for Scripps Miramar Ranch.

Table 4 FY 2005 Assessment Rates

LAND USE	DEPOSIT PER UNIT/ACRE in FY 2005 DOLLARS
SINGLE FAMILY UNITS	\$4,541
MULTI-FAMILY UNITS	\$3,179
COMMERCIAL ACRES	\$89,641
INDUSTRIAL ACRES	\$54,039
INSTITUTIONAL ACRES	\$30,925

Automatic Annual Increases

Facilities Benefit Assessments are evaluated annually and adjusted accordingly to reflect the current economic conditions. In years beyond FY 2005, the proposed increase reflects a growth rate of 4% per year. An inflation factor is used to provide automatic annual increases in the assessment rate and will be effective at the beginning of each fiscal year (July 1). The automatic increase provision is effective only until such time that the next annual adjustment is authorized by the San Diego City Council. Thereafter, the subsequent Council-approved annual adjustment will prevail.

Assessments are calculated and levied against each undeveloped or under-developed parcel based upon the type and extent of development, which is expected to occur within the Area of Benefit. The Scripps Miramar Ranch Proposed FBA Schedule in Table 8, page 14, indicates the projected rate of assessment by each category of land use for the remaining build-out. For Fiscal Year 2005, the proposed assessment for a single-family dwelling unit is \$4,541. Each multi-family unit is to be assessed \$3,179. The commercial assessment is \$89,641 per acre; the industrial rate is \$54,039 per acre, and the institutional rate is \$30,925 per acre.

Development Impact Fee

Development Impact Fees (DIFs) were initially established in certain communities where no financing plan or FBA existed to finance capital improvements. These fees were used to offset the impact of development in these areas on fire stations, libraries, parks and transportation needs. Prior to FBA incorporation, a Development Impact Fee for all public facilities, except parks, was established in the Scripps Miramar Ranch Community on October 12, 1987, by Resolution R-269470. In order to ensure an equitable participation in the funding of all facilities, Council declared that the FBA assessment rates in Table 4 also be used as the Development Impact Fee schedule for all property not included in the FBA.

Cash Flow Analysis

The Scripps Miramar Ranch Cash Flow, Table 7 on page 13, presents an analysis of the Scripps Miramar Ranch FBA fund. For each fiscal year during the development of the community, the cash flow shows the difference between accumulated FBA revenues (including earned interest) and capital improvement expenditures. Interest earnings for cash on hand are compounded and based on an estimated 4% annual return.

The City of San Diego considers historic data while predicting the effect of inflation on construction projects. The Los Angeles/San Diego **Construction Cost Index (CCI)** and the **Consumer Price Index (CPI)** for San Diego are the two indices used by the City while conducting a cash flow analysis. The historical information associated with the Los Angeles/San Diego Construction Cost Index and the Consumer Price Index for San Diego is shown in Table 5 below and Table 6 on page 12.

Table 5 Los Angeles/San Diego Construction Cost Index

As reported by *Engineering News Record*

YEAR	CCI	% CHANGE/YEAR
1986	5446	3.5%
1987	5452	0.1%
1988	5773	5.9%
1989	5774	0.0%
1990	5789	0.3%
1991	6084	5.1%
1992	6286	3.3%
1993	6361	1.2%
1994	6475	1.8%
1995	6517	0.6%
1996	6522	0.1%
1997	6571	0.8%
1998	6673	1.6%
1999	6832	2.4%
2000	7056	3.3%
2001	7073	0.2%
2002	7440	5.2%
2003	7572	1.8%

Table 6 San Diego Consumer Price Index

YEAR	CPI	% CHANGE/YEAR
1986	112.8	3.3%
1987	116.6	3.4%
1988	121.9	4.5%
1989	128.9	5.7%
1990	136.5	5.9%
1991	142.2	4.2%
1992	147.0	3.4%
1993	150.4	2.3%
1994	154.3	2.6%
1995	156.3	1.3%
1996	159.8	2.2%
1997	163.7	2.4%
1998	166.0	1.4%
1999	171.7	3.4%
2000	179.8	4.7%
2001	190.1	5.7%
2002	195.7	2.9%
2003	203.8	4.1%

Table 7 Scripps Miramar Ranch FBA Cash Flow

FY	SFDU	MFDU	CAC	IAC	INSTIT	\$/SFDU	\$/MFDU	\$/CAC	\$/IAC	\$/INSTIT	INPUT \$ PLUS INTEREST	PLANNED CIP \$ EXPENSES	NET BALANCE	FY
PRIOR	4,624	1,344	59.71	288.60	27.44								\$3,761,249	PRIOR
2005	0	0	0	0	0	\$4,541	\$3,179	\$89,641	\$54,039	\$30,925	\$88,455	\$3,174,995	\$674,709	2005
2006	0	0	0	0	0	\$4,723	\$3,306	\$93,226	\$56,200	\$32,162	\$26,218	\$52,000	\$648,927	2006
2007	0	0	0	0	0	\$4,912	\$3,438	\$96,956	\$58,448	\$33,448	\$25,135	\$54,080	\$619,982	2007
2008	0	0	0	34.91	7.01	\$5,108	\$3,576	\$100,834	\$60,786	\$34,786	\$2,417,366	\$1,044,999	\$1,992,349	2008
2009	0	0	0	0	0	\$5,312	\$3,719	\$104,867	\$63,218	\$36,178	\$79,321	\$58,493	\$2,013,177	2009
2010	75	0	0	17.48	0	\$5,525	\$3,867	\$109,062	\$65,746	\$37,625	\$1,610,522	\$3,284,963	\$338,737	2010
TOTALS	4,699	1,344	59.71	340.99	34.45						\$4,247,017	\$7,669,529	\$338,737	TOTAL

Table 8 FBA/DIF ASSESSMENT SCHEDULE

FISCAL YEAR	\$/ SFDU	\$/ MFDU	\$/ CAC	\$/ IAC	\$/ INSTIT ACRE
2004	\$4,366	\$3,056	\$86,193	\$51,960	\$29,735
2005	\$4,541	\$3,179	\$89,641	\$54,039	\$30,925
2006	\$4,723	\$3,306	\$93,226	\$56,200	\$32,162
2007	\$4,912	\$3,438	\$96,956	\$58,448	\$33,448
2008	\$5,108	\$3,576	\$100,834	\$60,786	\$34,786
2009	\$5,312	\$3,719	\$104,867	\$63,218	\$36,178
2010	\$5,525	\$3,867	\$109,062	\$65,746	\$37,625
2011	\$5,746	\$4,022	\$113,424	\$68,376	\$39,130
2012	\$5,976	\$4,183	\$117,961	\$71,111	\$40,695
2013	\$6,215	\$4,350	\$122,680	\$73,956	\$42,323
2014	\$6,463	\$4,524	\$127,587	\$76,914	\$44,016
2015	\$6,722	\$4,705	\$132,690	\$79,991	\$45,776

Capital Improvements Program

The locations of the Capital Improvement Program projects to be financed by the Scripps Miramar Ranch FBA and Special Park Fee funds are shown in Figure 2 on page 17. A listing of the projects is provided in Table 11, starting on page 19. Included in the table are:

- Project title
- Fiscal year in which construction of the project is expected
- Estimated project costs
- Funding sources

Detailed descriptions of each project are included on the individual projects sheets starting on page 21. Project categories include transportation improvements, water and sewer transmission lines, police and fire stations, and libraries. Park facilities in Scripps Miramar Ranch are funded by the Special Park Fee Fund. More information on the Special Park Fee is found on page 75.

Updated Project Costs

This update includes an analysis, by each of the responsible City departments, of the project costs for each public facility project. The cost estimates shown in this update have been revised and consider the following:

- Impact of inflation
- Competitive bids on similar projects
- Modifications, if any, to the overall scope of the project

Changes to Capital Improvement Project List

Since the approval of the Fiscal Year 2003 Financing Plan, some changes have been made to the list of projects. Table 9 on page 16 lists the projects that have been added during this update, while Table 10 on the same page, lists the projects that have been deleted during this update.

Changes to Capital Improvement Project List

Table 9 New Projects

PROJECT NO.	PROJECT TITLE
34-14	Pomerado Rd. at Avenue of Nations Improvements
34-52	Scripps Ranch Middle School – Joint Use Develop
34-81A*	Miramar Pipeline Improvements – Phase III
34-81B*	Miramar Pipeline Improvements – Phase IV
34-72	Feasibility Study for Direct Access Ramp
34-73	Vehicle Calming Signs

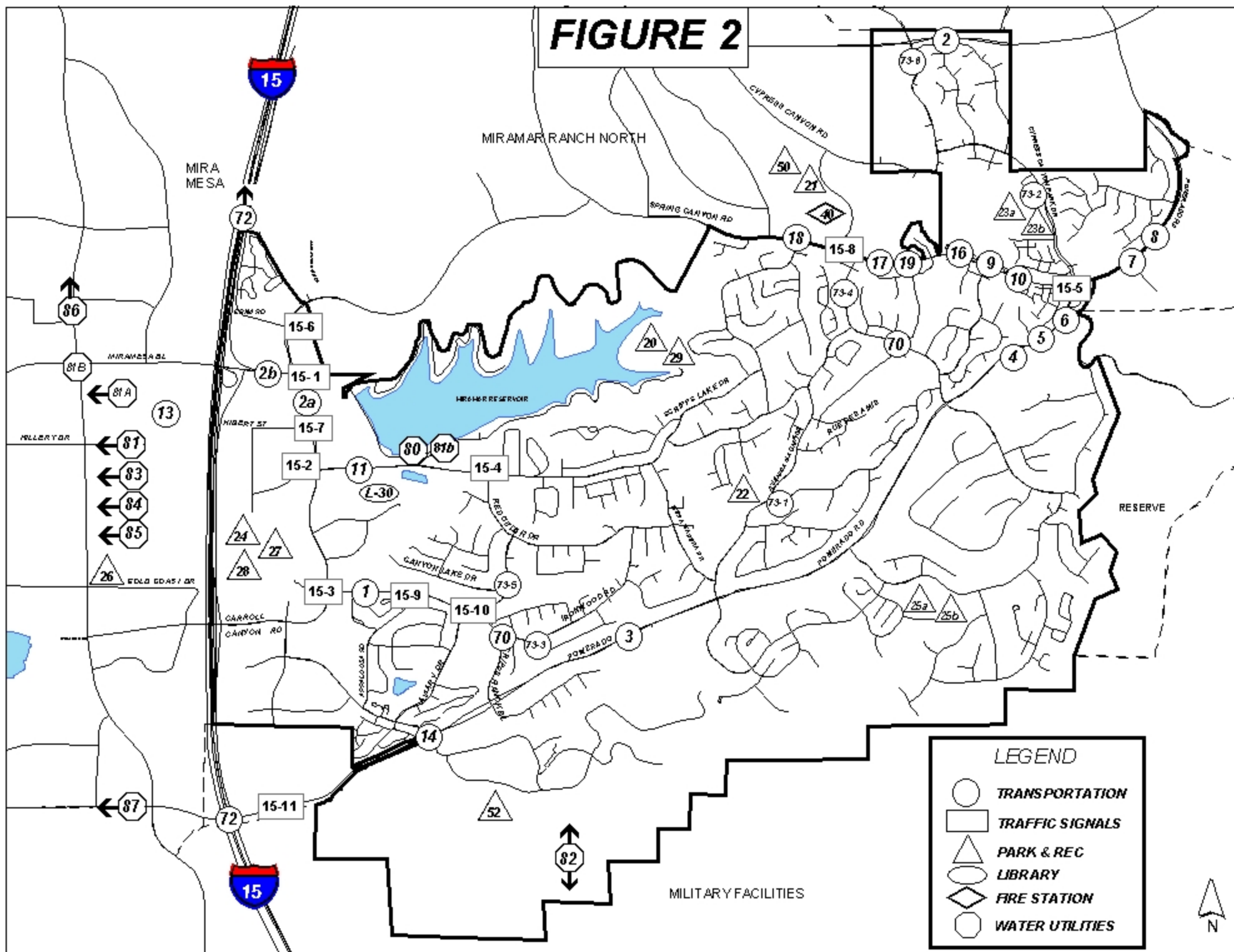
* These are new numbers, but the project itself is not new. Project 34-80 was separated into two projects: 34-81A and 34-81B.

Table 10 Deleted Projects

PROJECT NO.	PROJECT TITLE
34-2B*	Mira Mesa Blvd Median – S.R. Blvd to Hibert St
34-17	Median Island - Spring Canyon Rd. at Semillon Blvd.
34-18	Median Island - Spring Canyon Rd. at Sunset Ridge
34-19	Median Island - Spring Canyon Rd. at Elderwood Ln.

* This project was not deleted, it was combined with project 34-2A, Scripps Ranch /Mira Mesa Blvd. Medians.

FIGURE 2



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Table 11**Scripps Miramar Ranch Project Summary**

PAGE	PROJ. NO.	DESCRIPTION	PROJ. YEAR	EST. COST (FY 2005)	-----FUNDING SOURCE-----			
					DEV/SUBD	FBA-SMR	SPF	OTHER
TRANSPORTATION PROJECTS:								
21	34-1	SCRIPPS RCH BLVD-CARROLL CYN RD TO AVIARY	2003-2005	\$1,100,000		\$1,100,000		
22	34-2A	SCRIPPS RANCH/MIRA MESA BLVD MEDIANS	2003-2006	\$831,318		\$831,318		
23	34-2B	MM BLVD MEDIAN-SR BLVD TO HIBERT ST	DELETED	\$0				
24	34-3	POMERADO RD(PHASE II) I-15 TO SEMILLON BLVD	DELETED	\$0				
25	34-4	POMERADO RD (PHASE I)-500' EAST OF SEMILLON	COMPLETED	\$0				
26	34-5	POMERADO RD-OLD CITY LIMITS TO SPRING CYN	COMPLETED	\$0				
27	34-6	POMERADO RD-SEMILLON BLVD TO SPRING CYN	DELETED	\$0				
28	34-7	POMERADO RD (PH. I)-SCR TO NEW CITY LIMITS	COMPLETED	\$0				
29	34-8	POMERADO RD(PH. II)-SCR TO NEW CITY LIMITS	DELETED	\$0				
30	34-9	SCR-RIESLING DR TO 450 FT. EAST OF RIESLING	COMPLETED	\$0				
31	34-10	SCR-450 FT EAST OF RIESLING DR TO POMERADO	COMPLETED	\$0				
32	34-11	SCRIPPS LK DR SIDEWALK-SR BLVD TO LIBRARY	COMPLETED	\$0				
33	34-12	SCRIPPS POWAY PARKWAY (ROUTE 8A)	COMPLETED	\$0				
34	34-13	INTERSTATE 15-LT RAIL TRANS ALIGN STUDIES	COMPLETED	\$0				
35	34-14	POMERADO/ AVE OF NATIONS INTERSEC IMPROV	2005	\$1,290,000		\$1,290,000		
36	34-15	TRAFFIC SIG-POMERADO RD & BUSINESS PK AVE	2010	\$135,000	\$135,000			
37	34-16	MEDIAN ISLAND-SPRING CYN AT RIESLING DR	COMPLETED	\$0				
38	34-17	MEDIAN ISLAND-SPRING CYN AT SEMILLON	DELETED	\$0				
39	34-18	MEDIAN ISLAND-SPRING CYN AT SUNSET RIDGE	DELETED	\$0				
40	34-19	MEDIAN ISLAND-SPRING CYN AT ELDERWOOD	COMPLETED	\$0				
41	34-70	SCRIPPS RANCH BOULEVARD BIKEWAY	ON HOLD	\$0				
42	34-71	SEMILLON BOULEVARD BIKEWAY	COMPLETED	\$0				
43	34-72	FEASIBILTY STUDY FOR DIRECT ACCESS RAMP	2006	\$150,000				\$150,000
44	34-73	VEHICLE CALMING SIGNS	2005			\$75,000		
TOTAL TRANSPORTATION PROJECTS:				\$3,506,318	\$135,000	\$3,296,318	\$0	\$150,000
PARK PROJECTS:								
45	34-20	LAKEVIEW NEIGHBORHOOD PARK	COMPLETED	\$0				
46	34-21	SCRIPPS RANCH COMMUNITY PARK SODDING	COMPLETED	\$0				
47	34-22	JERABEK ELEMEN. BALLFIELD RENOVATION	COMPLETED	\$0				
48	34-23A	CYPRESS CYN NEIGHBORHOOD PARK	COMPLETED	\$0				

Table 11

Scripps Miramar Ranch Project Summary

PAGE	PROJ. NO.	DESCRIPTION	PROJ. YEAR	EST. COST (FY 2005)	-----FUNDING SOURCE-----			
					DEV/SUBD	FBA-SMR	SPF	OTHER
PARK PROJECTS CONTINUED:								
49	34-23B	CYPRESS CYN NEIGHBORHOOD PARK (PH. II)	2006-2010	\$1,237,055		\$700,000		\$537,055
50	34-24	AHRENS FIELD DEVELOPMENT	2010	\$2,450,000		\$1,950,000	\$500,000	
51	34-25A	FAIRBROOK NEIGHBORHOOD PARK-ACQ	2005	\$420,000			\$420,000	
52	34-25B	FAIRBROOK NEIGHBORHOOD PARK-DEV	2005-2008	\$2,000,000		\$179,000	\$1,821,000	
53	34-26	HOURLASS(MM COMM PK)-SWIMMING POOL	COMPLETED	\$0				
54	34-27	COMMUNITY PARK - SCRIPPS MIRAMAR RANCH	DELETED	\$0				
55	34-28	SR HIGH SCH JOINT USE AREA IMPROVEMENTS	COMPLETED	\$0				
56	34-29	LAKEVIEW NEIGHBORHOOD PARK-COMFORT ST	2001-2005	\$250,000			\$250,000	
57	34-50	SCRIPPS COMM PARK SPORTS FIELD LIGHTING	COMPLETED	\$0				
58	34-51	SCRIPPS RANCH HIGH JOINT USE SPORTS FIELDS	2008	\$700,000		\$700,000		
59	34-52	SCRIPPS RANCH MIDDLE SCHOOL-JOINT USE DEV	2005-2006	\$2,059,000			\$1,850,000	\$209,000
TOTAL PARK PROJECTS:				\$9,116,055	\$0	\$3,529,000	\$4,841,000	\$746,055
FIRE PROTECTION PROJECTS:								
61	34-40	FIRE STATION #37	COMPLETED	\$0				
LIBRARY PROJECTS:								
63	34-30	SCRIPPS MIRAMAR RANCH BRANCH LIBRARY	COMPLETED	\$0				
WATER PROJECTS:								
65	34-80	MIRAMAR WTR TREAT PLANT-UPGRADE & EXP	1997-2011	\$214,526,920				\$214,526,920
66	34-81A	MIRAMAR PIPELINE IMPROVEMENTS-PHASE III	1994-2013	\$17,038,222				\$17,038,222
67	34-81B	MIRAMAR PIPELINE IMPROVEMENTS-PHASE IV	1994-2013	\$17,029,947				\$17,029,947
68	34-82	POMERADO PIPELINE NO. 2	2010-2011	\$8,266,778				\$8,266,778
69	34-83	MIRAMAR ROAD SUBSYSTEM EXTENSION	COMPLETED	\$0				
70	34-84	MM STORAGE TANK AND RAW WTR CONN	COMPLETED	\$0				
71	34-85	SCRIPPS RANCH BLVD/I-15 SUBSYSTEM	COMPLETED	\$0				
72	34-86	BLACK MOUNTAIN ROAD PIPELINE	1999-2005	\$22,366,752				\$22,366,752
73	34-87	MIRAMAR ROAD PIPELINE	COMPLETED	\$0				
TOTAL WATER UTILITIES PROJECTS:				\$279,228,619	\$0	\$0	\$0	\$279,228,619
GRAND TOTALS				\$291,850,992	\$135,000	\$6,825,318	\$4,841,000	\$280,124,674

Special Park Fee

General

In order to furnish adequate park and recreational facilities needed to serve the Scripps Miramar Ranch Community, the City Council established special park fees in this community on residential development by Municipal Code Section 102.0406.0611, on April 16, 1979. This fee applies to any residential development and is paid at the time of the approval of the final subdivision map. It is applied on a calendar year basis, and increases by 8% each January 1st. The fee for calendar year 2004 is \$5,497 for each single family or multi-family unit.

Development Schedule

The development schedule (residential only) used in the Special Park Fee cash flow is the same one used for the FBA cash flow analysis. Shown below is the remaining residential development for Scripps Miramar Ranch.

<u>USE</u>	<u>PROPOSED DEVELOPMENT</u>
Single Family Residential	75 Dwelling Units
Multi-Family Residential	0 Dwelling Units

Cash Flow

The cash flow for the Special Park Fee is shown in Table 12 on page 76. This cash flow, unlike the FBA cash flow, includes only park facility projects.

This cash flow and fee schedule refer only to the park fee for the Scripps Miramar Ranch “Basic” area. This area and its funding are totally separate from the “Plan Amendment”, or “County Island” area. A description of the “Plan Amendment” fund, and the projects funded by it are detailed in the **Special Funds** section of this report.

Table 12 Scripps Miramar Ranch Special Park Fee Cash Flow

FY	SFDU	MFDU	\$/SFDU	\$/MFDU	INPUT \$ PLUS INTEREST	PLANNED CIP \$ EXPENSES	NET BALANCE	FY
PRIOR							\$4,152,975	
2005	0	0	\$5,917	\$5,917	\$85,700	\$4,104,010	\$134,665	2005
2006	0	0	\$6,390	\$6,390	\$5,440	\$0	\$140,105	2006
2007	0	0	\$6,901	\$6,901	\$5,660	\$0	\$145,766	2007
2008	0	0	\$7,454	\$7,454	\$5,889	\$0	\$151,655	2008
2009	0	0	\$8,050	\$8,050	\$6,127	\$0	\$157,781	2009
2010	75	0	\$8,694	\$8,694	\$659,285	\$608,326	\$208,740	2010
TO GO	75	0			\$942,626	\$4,712,336	\$208,740	TOTAL

Deposit Schedule

The Special Park Fee deposit schedule is shown in Table 13. The deposit schedule shows the Special Park Fee adjusted by 8% annually, as required by the Municipal Code.

Table 13 Special Park Fee Schedule

CALENDER YEAR	\$/ SFDU	\$/ MFDU
2005	\$5,917	\$5,917
2006	\$6,390	\$6,390
2007	\$6,901	\$6,901
2008	\$7,454	\$7,454
2009	\$8,050	\$8,050
2010	\$8,694	\$8,694
2011	\$9,389	\$9,389
2012	\$10,140	\$10,140
2013	\$10,952	\$10,952
2014	\$11,828	\$11,828
2015	\$12,774	\$12,774

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Assessment Roll Description

For each undeveloped map portion or parcel in the Area of Benefit, the Assessment Listing includes:

- Parcel number
- Name and address of the owner (according to City records)
- Number of dwelling units or non-residential acres to be developed (according to the “best use” scenario)
- Assessment amount for each parcel.

Identification numbers in the Assessment Listing may be non-sequential as a result of the omission of some parcels after assessments are paid, as ownership changes, or as parcels are subdivided. Information on ownership is listed according to City records at the time the Assessment Listing is prepared, as shown on the last equalized assessment roll, or as otherwise known to City staff. The current Assessment Listing is shown on page 80 of this Financing Plan.

The maps, plats, and summary of the assessment roll, all of which define the Area of Benefit, will be delivered to the County Recorder for official recording once the updated Public Facilities Financing Plan is approved by the City Council. Collection of the FBA assessment is to occur at the time of building permit issuance, with payment made directly to the San Diego City Treasurer.

Table 14 Assessment Roll

SCRIPPS MIRAMAR RANCH ASSESSMENT ROLL							
SF =	4,541	CA =	89,641	INSTIT	30,925	NA = 0	08-02-2004 OWNERSHIP (07-09-2004 thru DOC#111) REV 08-02-2004
MF =	3,179	IA =	54,039	OS = 0			TYPES OF DEVELOPMENT: CA = Commercial, IA = Industrial, INSTIT = Institutional
							SF = Single Family, MF = Multi Family, OS = Open Space, NA = None Applicable
ASMT#	ASSESSORS PARCEL NO.	LOT OR PAR #	SUBDIV OR PAR. MAP#	TYPE OF DEV.	EST NEDUs	ASMT \$ AMT	PROPERTY OWNER
1	3191701000			NA	20.28	\$0.00	SAN DIEGO UNIFIED SCHOOL DISTRICT
2	3191701400			NA	45.20	\$0.00	SAN DIEGO UNIFIED SCHOOL DISTRICT
3	3191702200	LOT 3	FM 12130	IA	6.06	\$327,476	INTEL CORP
3	3191702500	LOT 6	FM 12130	IA	6.69	\$361,521	INTEL CORP
3	3191702600	LOT 7	FM 12130	IA	8.18	\$442,039	INTEL CORP
3	3191702700	LOT 8	FM 12130	IA	4.62	\$249,660	INTEL CORP
3	3191702900	LOT 10	FM 12130	IA	5.36	\$289,649	INTEL CORP
3	3191703000	LOT 11	FM 12130	IA	4	\$216,156	INTEL CORP
4	3191901100	PAR 11	PM 8763	IA	0.80	\$43,231	TL SQUARE L P
11	3201104000	LOT 40	PM 9953	NA	6.21	\$0.00	SAN DIEGO UNIFIED SCHOOL DISTRICT
16	3641020600	LOT 215	FM 9587	NA	5.88	\$0.00	SAN DIEGO UNIFIED SCHOOL DISTRICT
17	3200104000			SF	25	\$113,525	PEACE FAMILY PARTNERSHIP LP
19	3190200400			SF	45	\$204,345	REZZULLI FAMILY TRUST
31	3191703200	LOT 13	FM 12130	OS	5.58	\$0.00	SCRIPPS BUSINESS PARK UNIT 3
31	3191703400	LOT 15	FM 12130	OS	4.92	\$0.00	SCRIPPS BUSINESS PARK UNIT 3
33	3200103800			SF	5	\$22,705	ITEC PROPERTIES
34	3191902800	PAR 2	PM 16117	IA	5.33	\$288,028	SCRIPPS CORPORATE PARK ET AL
39	3191703100	LOT 12	FM12130	INSTIT	7.01	\$216,784	CORP OF PRESIDING BISHOP CHURCH
44	3191702300	LOT 4	FM 12130	IA	11.35	\$613,343	SEMTECH SAN DIEGO CORP

Special Funds

Plan Amendment (County Island) Fund

In 1987, the Scripps Miramar Ranch Community Plan was amended to incorporate a 365-acre area into the community boundaries. This area, located to the northeast of the original plan boundaries, was part of the 425-acre county “island”, created when the City of Poway was formed.

A special park fee fund was established to pay for park and recreation facilities in this plan amendment area. The only project currently eligible for funding out of the fund is Cypress Canyon Park. The table below shows the history of the fund:

PLAN AMENDMENT/COUNTY ISLAND SPECIAL PARK FEE FUND (11236)	
Park Fees Received To-Date (6/30/04)	\$2,090,113
Interest Earnings To-Date (6/30/04)	<u>\$388,531</u>
Sub-Total	\$2,478,644
<u>Previously Funded Projects:</u>	
Cypress Canyon Park – Phase I Project 34-23A, FY 1991	<u>(\$1,941,589)</u>
Sub-Total	\$537,055
<u>Remaining Projects:</u>	
Cypress Canyon Park – Phase II Project 34-23B	<u>(\$537,055)</u>
Projected Ending Balance	\$0

Village & Country Settlement Fund

On April 27, 1992, the City Council approved a settlement agreement and Planned Residential Permit No. 88-0767 between the City of San Diego and Village and Country Properties, developer of the Rancho La Cresta project in Scripps. Pursuant to certain development thresholds, the developer was required to deposit a total of \$770,000 into a newly created fund to be used to finance projects for the benefit of the community. This includes projects in Miramar Ranch North, as well as Scripps Miramar Ranch. The table below shows the history of the fund:

VILLAGE & COUNTRY SETTLEMENT FUND (10604)	
Funds Received per Settlement	\$770,000
Interest Earnings To-Date (6/30/04)	<u>\$408,165</u>
Sub-Total	\$1,178,165
<u>Previously Funded Projects:</u>	
Scripps Gateway Park Site	<u>(\$971,316)</u>
CIP 59-504.0, Resolution No. 295907	
January 8, 2002	
Sub-Total	\$206,849
<u>Remaining Projects:</u>	
Overlook Park Comfort Station	<u>(\$90,000)</u>
CIP 29-421.0, Resolution No. 294484	
January 30, 2001	
Marshall Middle School Joint-Use	
Project 34-52	<u>(\$48,789)</u>
Projected Ending Balance	\$68,060

Scripps Ranch Big 5 Funds

On October 2, 2001, the Rancho Encantada Public Facilities Financing Plan and Facilities Benefit Assessment was approved by City Council Resolution No. R-295531. Included in that document is the Scripps Ranch Big 5 Agreement. This agreement was negotiated by five Scripps Ranch and Miramar Ranch North civic and recreation organizations, including: the Miramar Ranch North Planning Committee, the Scripps Ranch Planning Group, the Scripps Ranch Civic Association, the Scripps Ranch Recreation Council and the S.O.S. Ranch organization. The agreement requires the Corky McMillin Company, the developer of Rancho Encantada, to make transportation improvements, construct a neighborhood park and tot lot, and make several cash payments to be used for various infrastructure projects in the Scripps Ranch and Miramar Ranch North communities. These projects are intended to mitigate the impact of McMillin's Sycamore Estates and Montecito developments on the Scripps Ranch and Miramar Ranch North Communities. The tables below provide detail on each of the funds established per this agreement.

FUND NO.	FUND TITLE	PURPOSE OF FUND
39300	I-15 Improvements	I-15 main-lane improvements from Miramar Way to Scripps Poway Pkwy and Pomerado Rd flow-through lane and south bound ramp improvements.
39301	Scripps Ranch Library Endowment	Materials for Scripps Ranch Library.
39301	Scripps Ranch Library Stairway	To be used to enhance Scripps Ranch Library access and/or parking.
39302	Scripps/Miramar Traffic Study	Traffic study to assess the impact of the Rancho Encantada development.
39303	Spring Canyon Rd Improvements	Various Spring Canyon Rd improvements to be determined.
39304	Scripps/Miramar Misc. Infrastructure	To be used for infrastructure needs within the Miramar Ranch North and/or Scripps Ranch planning area boundaries.

Scripps Ranch Big 5 Funds

FUND NO.	FUND TITLE	AMOUNT ANTICIPATED	AMOUNT COLLECTED TO-DATE	AMOUNT EXPENDED TO-DATE	FUND BALANCE	COMMENTS
39300	I-15 Improvements	\$3,000,000	\$3,000,000	\$2,750,000	\$255,076**	\$2,750,000 transferred to Caltrans in 2003 for I-15 improvements. The remaining \$250,000 to be used for Pomerado Rd improvements.
39301	Scripps Ranch Library Endowment/Stairway*	\$137,800	\$68,800	\$0	\$68,717***	The endowment fund received an initial deposit of \$20,000, and the stairway fund received an initial deposit of \$35,000. The endowment fund also receives \$100 for each building permit issued.
39302	Scripps/Miramar Traffic Study	\$35,000	\$0	\$0	\$0	The \$35,000 will be donated no later than the issuance of the 301 st building permit.
39303	Spring Canyon Rd Improvements	\$750,000	\$0	\$0	\$0	The \$750,000 will be donated no later than the issuance of the 500 th building permit.
39304	Scripps/Miramar Misc. Infrastructure	\$250,000	\$0	\$0	\$0	To be collected at a rate of \$500 per building permit, beginning at the 301 st and ending at the 800 th .

* The Scripps Ranch Library Endowment and the Scripps Ranch Library Stairway are included in the same fund.

** Balance includes interest earned as of June 30, 2004.

*** Fund Balance is less than the amount collected due to unrealized losses on City's pooled investments in Fiscal Year 2004.

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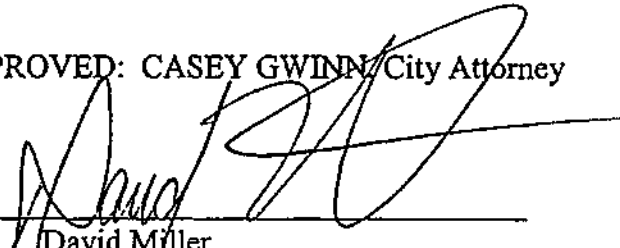
RESOLUTION NUMBER R- 299812

ADOPTED ON NOV 09 2004

RESOLUTION OF THE COUNCIL OF THE CITY OF SAN DIEGO DESIGNATING AN AREA OF BENEFIT IN SCRIPPS MIRAMAR RANCH AND THE BOUNDARIES THEREOF, CONFIRMING THE DESCRIPTION OF PUBLIC FACILITIES PROJECTS, THE COMMUNITY FINANCING PLAN AND CAPITAL IMPROVEMENT PROGRAM WITH RESPECT TO PUBLIC FACILITIES PROJECTS, THE METHOD FOR APPORTIONING THE COSTS OF THE PUBLIC FACILITIES PROJECTS AMONG THE PARCELS WITHIN THE AREA OF BENEFIT AND THE AMOUNT OF THE FACILITIES BENEFIT ASSESSMENTS CHARGED TO EACH SUCH PARCEL, THE BASIS AND METHODOLOGY FOR ASSESSING AND LEVYING DISCRETIONARY AUTOMATIC ANNUAL INCREASES IN FACILITIES BENEFIT ASSESSMENTS, AND PROCEEDINGS THERETO, AND ORDERING OF PROPOSED PUBLIC FACILITIES PROJECT IN THE MATTER OF SCRIPPS MIRAMAR RANCH FACILITIES BENEFIT ASSESSMENT AREA.

APPROVED: CASEY GWINN/City Attorney

By


David Miller
Deputy City Attorney

DM:nda:dm

09/28/04

Or.Dept: Planning

Aud.Cert: N/A

R-2005-371

Comp: R-2005-369

R-2005-370

R-2005-372

MMS#797

FACILITIES BENEFIT ASSESSMENT SCHEDULE

FISCAL YEAR	\$/ SFDU	\$/ MFDU	\$/ CAC	\$/ IAC	\$/ INSTIT ACRE
2005	\$4,541	\$3,179	\$89,641	\$54,039	\$30,925
2006	\$4,723	\$3,306	\$93,226	\$56,200	\$32,162
2007	\$4,912	\$3,438	\$96,956	\$58,448	\$33,448
2008	\$5,108	\$3,576	\$100,834	\$60,786	\$34,786
2009	\$5,312	\$3,719	\$104,867	\$63,218	\$36,178
2010	\$5,525	\$3,867	\$109,062	\$65,746	\$37,625
2011	\$5,746	\$4,022	\$113,424	\$68,376	\$39,130
2012	\$5,976	\$4,183	\$117,961	\$71,111	\$40,695
2013	\$6,215	\$4,350	\$122,680	\$73,956	\$42,323
2014	\$6,463	\$4,524	\$127,587	\$76,914	\$44,016
2015	\$6,722	\$4,705	\$132,690	\$79,991	\$45,776